



30 Dunn Crescent  
Kintbury, Berkshire, RG17 9UH



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# A two bedroom terraced property with garage situated in the lovely village of Kintbury, being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

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[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

Entrance porch | Living room with patio doors onto the garden | Kitchen | Master bedroom with fitted wardrobes

Double bedroom | Bathroom with shower over bath | Double glazing | Electric heating

Driveway parking | Garage | Hard landscaped garden with rear access | No onward chain

**Price £280,000**

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## SITUATION

The property is in the heart of the picturesque village of Kintbury with plenty of open countryside nearby. Village facilities include doctors' surgery, primary school, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford about 3 miles and the M4 is available at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

## DESCRIPTION

Accommodation comprises entrance porch, living room with patio doors onto the garden and kitchen. Upstairs there is a master bedroom with fitted wardrobes, second bedroom and family bathroom with shower over bath. The property has

electric heating and double glazing. Outside there is driveway parking, garage and rear hard landscaped garden. The property is being sold with no onward chain.

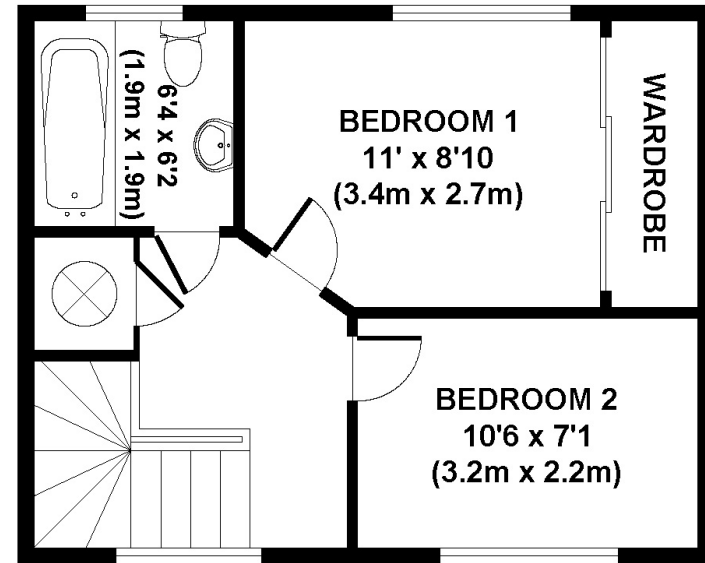
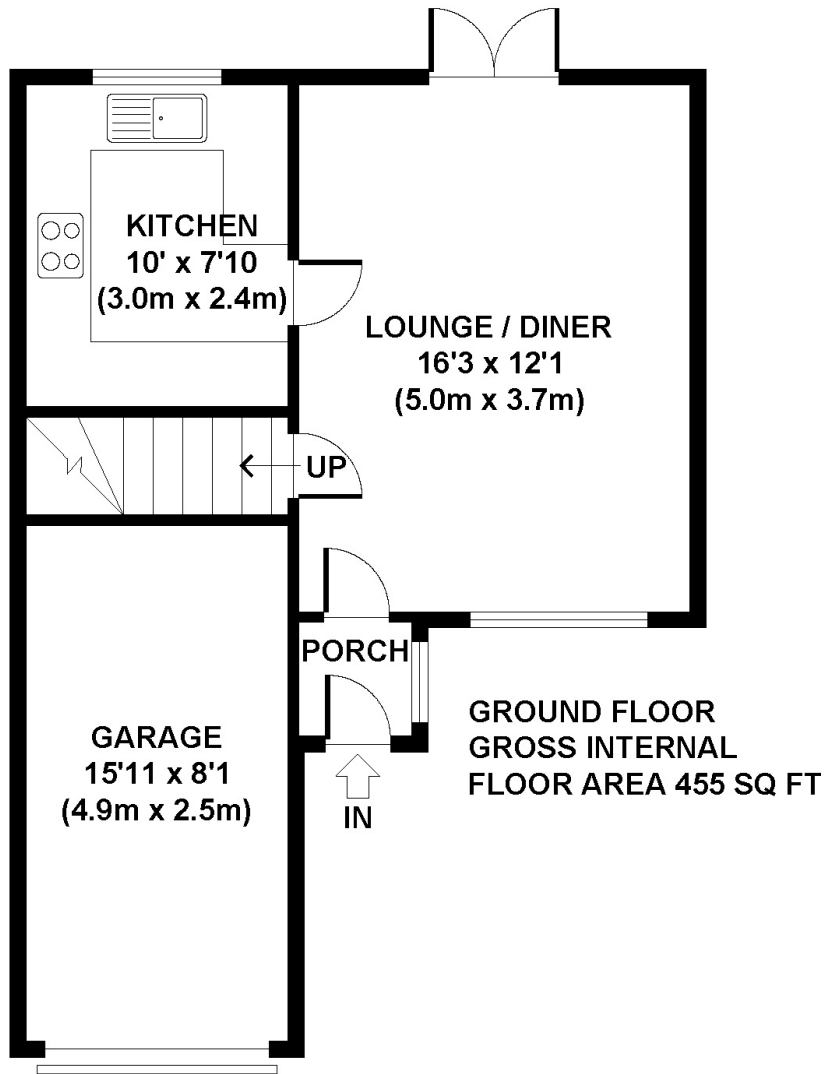
## COUNCIL TAX

Band C £1,907.66 for year 2023/2024

## DIRECTIONS

From the A4 proceed into Kintbury, over the level crossing and continue along onto Station Road. When you see the Post Office turn left into Inkpen Road. Follow Inkpen Road and as the road bends turn left into Laylands Green. Then take the first left turn into Dunn Crescent, follow the road round and the property can be found on your right hand side.

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**APPROX. GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQ M**  
**Floorplans are for identification and guideline purposes only, not to scale.**  
**Compliant with RICS code of measuring practice.**  
**Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)**



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